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Prospectus

OF THE

TERMS AND CONDITIONS

FOR THE

SALE

Of 518 LOTS, and
277 ---
795 LOTS,

IN THE

TWELFTH WARD

OF THE

City of New-York.

NEW-YORK:

Printed by E. Conrad, 11 Frankfort-St.

JULY 1, 1829.

PROSPECTUS, &c.

OF

BUILDING LOTS,

IN THE TWELFTH WARD OF THE CITY OF NEW-YORK,

Generally 25 by 100 feet, on several Streets from 141st Street, to 162d Street, crossing part of the 10th, 11th, 12th and 13th Avenues.

☞ *Some of the Lots are very large, with valuable Buildings and Improvements thereon, as may be seen by the Maps annexed.*

THIS Property will be SOLD at the NINTH WARD HOTEL, kept by Mr. BENJ. HARKER, on the SIXTH AVENUE, at the foot of FOURTH-STREET, on the TWENTY-FIRST DAY OF JULY 1829, AT TEN O'CLOCK, and will positively be Sold to the highest bidder, to close a trust.

THE 277 LOTS, numbered on the Map herewith, from No. 1 to 277, (those not numbered being already sold,) are part of the Property called *Hamilton Spring Place,* being directly opposite the Country Seat of the late Gen. Hamilton, about 8 miles from the City Hall, and half a mile from the Canal, running through Manhattanville.

THE 518 LOTS, numbered on the Map herewith, from No. 1 to 518, comprises what is known as *Washington Spring Place,* at Halæm Heights,

and directly opposite the Country Seat of Stephen Jumel, Esq. and about half a mile beyond the before mentioned Parcel of Lots. The Property abounds in valuable Fruit Trees in full bearing, and Forest Trees, so that there are very few Lots without a portion of them.

This Property offers an excellent opportunity for persons either of small or of large capital, for investment, whether for immediate improvement, or for remote advantages. For the small sum of one hundred dollars, (more or less) several Lots may be obtained, each of which, from the rapid growth of the City, must in the course of a few years, comparatively be worth each a thousand dollars, or more, as is now actually the case, in and about the Village of Greenwich, Brooklyn, Harlæm and Williamsburgh; when only a few years ago, Lots were purchased at from about $30 or $50 each. It offers also desirable opportunities for procuring a cheap Freehold Estate, and for persons of small Capital, who want to set up any Manufactory, or Mechanical Business, which is daily rising in value.

The disposal of so many Lots together, with the consequent improvement thereon, will each add to the value of the other, and at once form a Village, which with the other improvements in that quarter, will almost immediately possess all the convenient facilities of being near the compact part of the City, and much more convenient for any business, than those locations in the vicinity of the City, which are nearer, but which are separated by water.

These Premises may be viewed at any time, by application to persons residing thereon.

The Property will be put up by Lots, the purchaser having the option of taking a single Lot, or *any number* not exceeding *twenty Lots* in rotation. *After the whole is sold, the locations of each of the purchaser's Lots to be determined by* ***BALLOT.*** The terms are, one *quarter* of the purchase money to be paid down, as each Parcel is sold, and for which a receipt will be given; and *another quarter to be paid on or before* Saturday, the 1st August. **THE BALLOT** to determine the locations of the Lots to the purchasers, will take place on **MONDAY, THIRD AUGUST,** at the 9th Ward Hotel, at precisely 12 o'clock, and the Deeds ready for delivery, on **MONDAY, THE 24th AUGUST,** at the office of *Gen. James Tallmadge, and W. H. Bulkley, Esq.* Counsellors at Law, **NO. 34 WALL-STREET,** when the remaining half of the purchase money must be paid.

Purchasers to amount of $400 or more, may be accommodated for half the sum for one or more years, as may be agreed on previous to the sale. Those who may be purchasers for less sums, may also be accommodated for a shorter time, by arranging satisfactory security previously at the Auction Room, and should no purchase be made, the securities to be returned. Possession given immediately.

The *Balloting* to determine the location of the Lots to the several purchasers, will take place at the *Ninth Ward Hotel, at* 12 *o'clock, on Monday, August* 3*d*, under the superintendance of Gen. James Tallmadge, late Lieut Governor of the State, and Benjamin Bailey, Esq. and will be done in the following manner, viz.

Suppose there are fifty purchasers of the 277 Lots—each having bought one or more Lots: these names will be drawn from a ballot-box, with as many numbers from another box. The name and the number drawn to it, will be publicly announced. After *all* the numbers are so drawn, then the locations to each, will be as follows, viz.

The purchaser having drawn No. 1, will be entitled to as many Lots as he purchased in rotation from No. 1, and upwards; and the drawer of No. 2, will next take his Lots, beginning where No. 1 left off, and so on, in order that each may have their Lots located as near together as the case will admit of.

To exemplify the Plan more plainly, let it be supposed, in the sale of the *Parcel of* 277 *Lots*, that the purchaser of 4 Lots draws No. 1. and
purchaser of 10 Lots draws No. 2.
purchaser of 50 Lots draws No. 3.
purchaser of 3 Lots draws No. 4.
purchaser of 1 Lot draws No. 5.
And so on to the whole number of Lots:—then the several purchasers will be entitled to the Lots as follows: viz.

The drawer of No. 1. takes 4 Lots, from No. 1 to 4 inclusive.
The drawer of No. 2. takes 10 Lots, from No. 5 to 14 inclusive.
The drawer of No. 3. takes 50 Lots, from No. 15 to 64 inclusive.
The drawer of No. 4. takes 3 Lots, from No. 65 to 67 inclusive.

The drawer of No 5. takes 1 Lot, No. 68—and so on, to the whole number of purchasers of this Parcel.

The Parcel of 518 *Lots, on the Washington Spring Place,* to be drawn and apportioned in precisely the same manner.

Of the 277 *Lots, on the Hamilton Spring Place,* there are several valuable Lots, besides the several Corner and Water Lots. Very few of them less than equal to 25 by 100 feet. Most of Angles are considerably larger. Lot No. 68 will be entitled to the Water Grant, granted by a Deed from the Corporation, 100 feet front and rear, and running into the River 150 feet, with the frame and stone Pier thereon, which cost about three years ago, nearly $800. On Lot No. 188, which is about 100 feet square, there is, with other Buildings, a very excellent, and almost *new Stable and Coach House,* which, with but little expense, may be converted into one or more convenient dwellings. On Lot No. 189, of the same size, there is a *two-story Dwelling House,* with other buildings, adjoining partly on 143d Street.

All the Streets and Avenues to these 277 Lots, are ceded to the Corporation, except that part of 143d Street running from the Eleventh Avenue to the Bloomingdale Road, on which stands part of the House and Buildings belonging to Lot No 189; but the drawers of the Lots are entitled to all the *Trees, Shrubbery and Plants,* and other uses and privileges belonging thereto, until the same shall be le-

gally and lawfully opened by the Corporation, each Lot extending to half the Avenue and Street to which it may be opposite.

Of the 518 *Lots on Washington Spring Place,* the 16 Water Lots are very valuable, and the drawers of them will be entitled to all the privileges and advantages appertaining to them, where the water is very bold, and wharfs may be erected with but little expense. The Angle Lots are generally much larger than common Lots, and very few smaller.—Lots No. 207, 264, and 293, are about 100 feet square, and near the Mineral Spring. Nos. 292, and 348, are of about equal size, and have foundations on them for Building. With Lot No. 493, there is a two-story Dwelling House which will be drawn with it, standing where the Tenth Avenue will go through No. 501 is a very large Lot of about 200 feet, on the Tenth Avenue, and a large Barn in the Avenue. Whoever draws this Lot will be entitled to the Barn also. The Lots on the Bloomingdale Road are generally, (as will be seen by the Map,) unusually large. The Avenues and Streets of this Parcel of Lots have not been ceded to the Corporation, and the owners will make this arrangement for themselves, whenever it may please them so to do ; and they therefore will, besides the Lots here described, have included in their Deeds, half of the Streets and Avenues fronting their Lots respectively.

It may be observed to those who may draw the angle Lots, that it is very probable the owners of the Land adjoining, will be willing to sell on reasonable terms, sufficient to make the Lots square.

The amount of money paid by the purchasers on the day of sale, and previous to their receiving the Deeds, and also the securities proposed, will be held by the said Commissioners, as Trustees to the respective parties, until the purchasers shall severally receive their Deeds, in conformity to the foregoing stipulations.

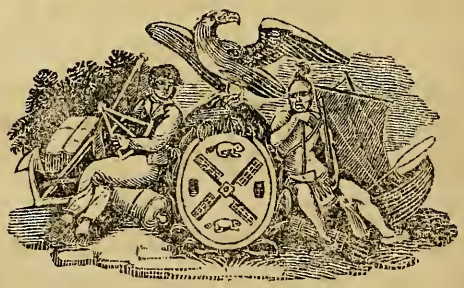
There is on both these Parcels of Lots, a very large surplus of earth, as well as abundance of building stone of a superior quality, which has been always so valuable in regulating the city in its progressive improvement.

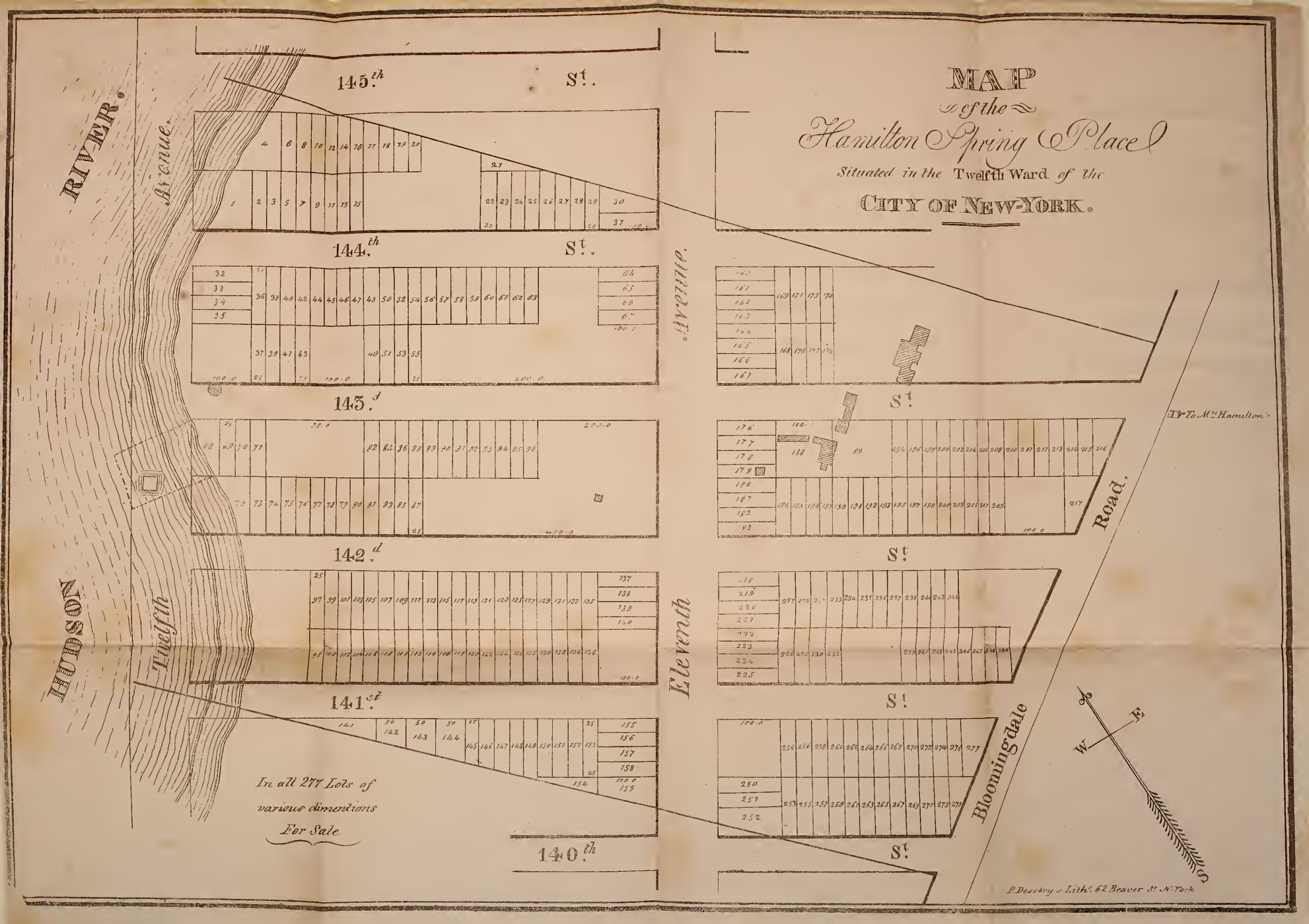
The rapid growth of the upper Wards of this City, including Greenwich, Harlæm, Yorkville, and Manhattanville, render the Property now offered, a most desirable investment. It must be recollected too, that the proximity of this Property to the River, holds out great inducements to artizans and those desirous of Building, and which adds also greatly to its ultimate value, when compared to Lots located any considerable distance from the River.

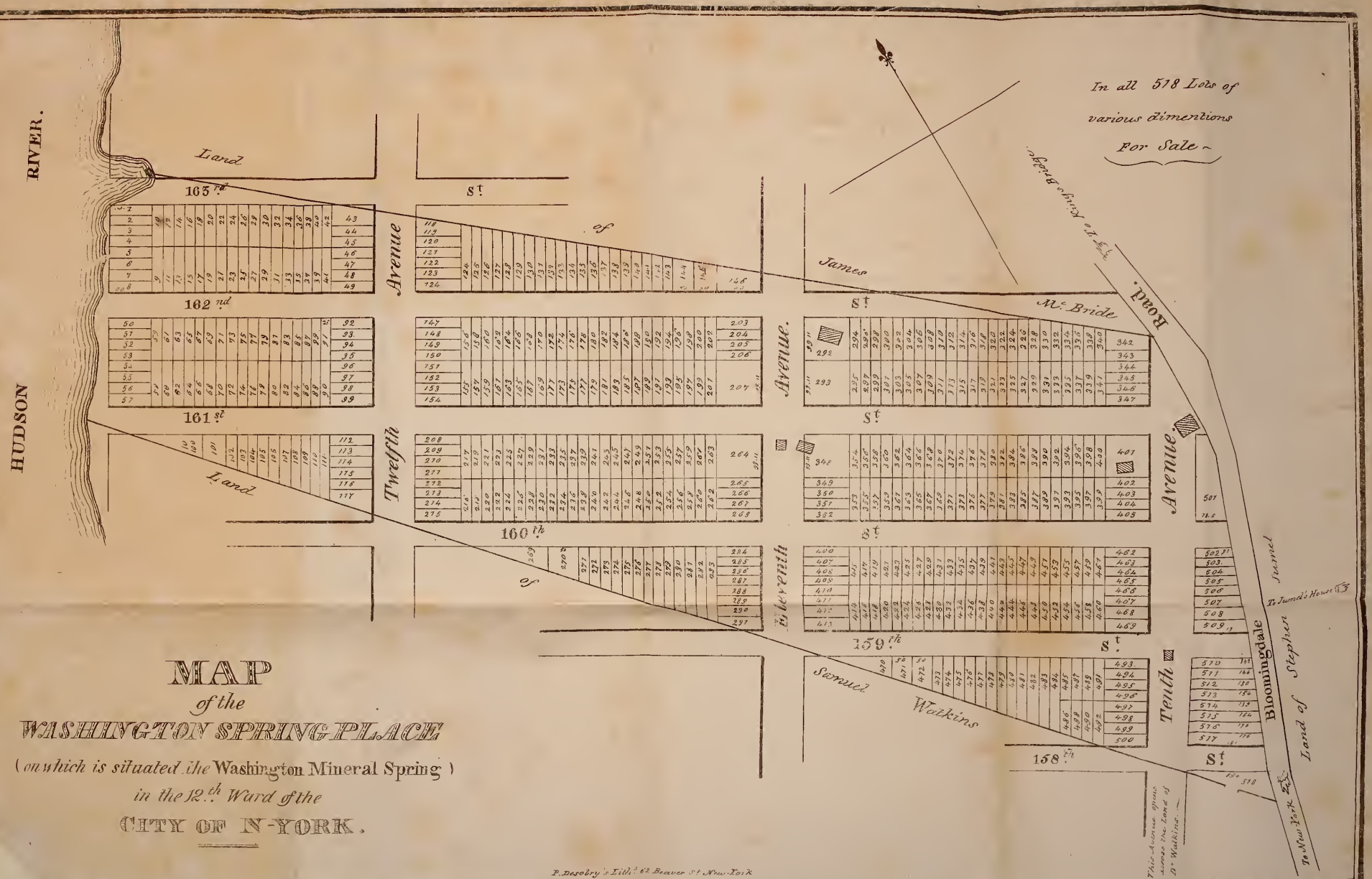
Purchasers are reminded that in bidding for these Lots, they are not only buying Lots of 25 by 100 feet, which is generally the size of them, but that indirectly they are bidding for Lots, many of which are *much larger*, and some with valuable *buildings and improvements thereon*, which instead of being worth only the price of a *single Lot*, will, to those who are fortunate in drawing, be worth at least a Thousand Dollars or more, inasmuch as some purchaser must draw them.

The Title to this Property is unquestionable, and a formal Certificate thereof, from three Counsellors of Law, of the highest respectability, will be read previous to the Sale.

Samuel Stevenson will attend at the 9th Ward Hotel, every Thursday and Saturday afternoon, at 7 o'clock, until the day of Sale, to answer any inquiries that may be made. For further information, apply to R. N. Harison, at his Auction Room, No. 3 Wall-street, corner of New-street, where Maps of the Property may be seen.




MAP
of the
Hamilton Spring Place
Situated in the Twelfth Ward of the
CITY OF NEW-YORK.
145th St.
144th St.
143d St
142d St
141st St
140th St
Hudson River
Avenue
Twelfth
Eleventh
Avenue
Road.
Bloomingdale
To Mr. Hamilton's
In all 277 Lots of
various dimentions
For Sale
P. Desobry's Lith. 62 Beaver St. N. York


HUDSON RIVER.
Land
163rd St.
162nd
161st
Land
Twelfth Avenue
Eleventh Avenue
Tenth Avenue
James St.
Mc. Bride
Road
To Kings Bridge
In all 518 Lots of various dimentions For Sale
160th St.
159th St.
158th St.
Samuel Watkins
Bloomingdale
Land of Stephen Jumel
To Jumel's House
To New York
This Avenue goes across the land of Dr. Watkins.
MAP of the WASHINGTON SPRING PLACE
(on which is situated the Washington Mineral Spring)
in the 12th Ward of the
CITY OF N-YORK.
P. Desobry lith. 62 Beaver St. New York

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